

## McCall, Brandon

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**From:** Pete DAmato <peted25@earthlink.net>  
**Sent:** Tuesday, March 04, 2014 8:07 AM  
**To:** HSGTestimony  
**Subject:** Comments on H.B. 5438

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Honorable members of the Housing committee,

Regarding H.B. 5438, An Act Concerning The Rights & Responsibilities Of Landlords And Tenants Regarding Bed Bug Infestation, I strongly object to the one-sided wording of this bill. The property owner has virtually no control over how bed bugs enter or infest the premises, and proper treatment requires a significant amount of cooperation from the tenant.

In order to be more fair and acceptable, the bill must be reworded to:

- Require BOTH landlord AND any prospective tenant to disclose bed bug activity within the past 6 months, and allow the landlord to refuse housing if the prospective tenant has been involved in a bed bug infestation within that timeframe;
- Require the tenant to fully comply with the requirements set forth by a licensed exterminator with regard to timeliness and thoroughness of the steps they must take during the extermination process. Failure to comply shall be grounds for eviction;
- Delete all language curtailing an owner's right to a "Lapse of time" eviction.

Thank you for this opportunity to testify on this matter.

Sincerely,

Peter D'Amato  
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